

1 Joel E. Tasca  
2 Nevada Bar No. 14124  
3 Holly Ann Priest  
4 Nevada Bar No. 13226  
5 BALLARD SPAHR LLP  
6 1980 Festival Plaza Drive, Suite 900  
7 Las Vegas, Nevada 89135  
8 Telephone: (702) 471-7000  
9 Facsimile: (702) 471-7070  
tasca@ballardspahr.com  
priesth@ballardspahr.com

10  
11 *Attorneys for PHH Mortgage  
12 Corporation*

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

PHH MORTGAGE CORPORATION,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company; LA  
MANCHA HOMEOWNERS  
ASSOCIATION, INC., a Nevada non-  
profit corporation; LIONEL A.  
STARKES, an individual,

Defendants.

Case No. 2:16-cv-02822-MMD-PAL

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE**

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

Counter-Claimant,

vs.

PHH MORTGAGE CORPORATION,

Counter-Defendant.

Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant  
PHH Mortgage Corporation (“PHH”), Defendants La Mancha Homeowners  
Association, Inc. (the “HOA”) and Defendant/Counterclaimant/Cross-Claimant SFR

1 Investments Pool 1, LLC (“SFR”), through their respective attorneys, stipulate as  
2 follows:

3       1.     The Parties to this Stipulation have settled and agreed to release their  
4 respective claims, and further agreed that the claims between them, including the  
5 Complaint and Counterclaim, shall be DISMISSED with prejudice.

6       2.     As Lionel A. Starkes has not appeared in this action, PHH hereby  
7 voluntarily dismisses its claims against him pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

8       3.     The Parties further stipulate and agree that the two Lis Pendens  
9     recorded against the Property in the Official Records of Clark County, Nevada, as  
10    Instruments Number 20170104-0002376 and 20131203-0004003 be EXPUNGED.

11       4. The Parties further stipulate and agree that the \$500 in security costs  
12 posted by PHH on January 27, 2017 pursuant to this Court's Order [ECF No. 16]  
13 shall be discharged and released to the Ballard Spahr LLP Trust Account.

14       5.     The Parties further stipulate and agree that a copy of this Stipulation  
15 and Order may be recorded with the Clark County Recorder.

{Continued on Next Page.}

1           6.     Each party shall bear its own attorneys' fees and costs.  
2

3           Dated: March 22, 2019  
4

5           BALLARD SPAHR LLP  
6

7           KIM GILBERT EBRON  
8

9           By: /s/ Holly Ann Priest  
10

11           Joel E. Tasca  
12           Nevada Bar No. 14124  
13           Holly Ann Priest  
14           Nevada Bar No. 13226  
15           1980 Festival Plaza Drive, Suite 900  
16           Las Vegas, Nevada 89135  
17

18           Attorneys for PHH Mortgage Corporation  
19

20           By: /s/ Jacqueline A. Gilbert  
21

22           Diana S. Ebron  
23           Nevada Bar No. 10580  
24           Jacqueline A. Gilbert  
25           Nevada Bar No. 10593  
26           Karen Hanks  
27           Nevada Bar No. 9578  
28           7625 Dean Martin Dr., Suite 110  
29           Las Vegas, Nevada 89014  
30

31           Attorneys for SFR Investments Pool 1,  
32           LLC  
33

34           BOYACK ORME & ANTHONY  
35

36           By: /s/ Christopher B. Anthony  
37

38           Edward D. Boyack  
39           Nevada Bar No. 5229  
40           Christopher B. Anthony  
41           Nevada Bar No. 9748  
42           401 N. Buffalo Drive, #202  
43           Las Vegas, Nevada 89145  
44

45           Attorney for La Mancha Homeowners  
46           Association  
47

48           IT IS SO ORDERED:  
49

50             
51

52           UNITED STATES DISTRICT JUDGE  
53

54           DATED: March 25, 2019  
55